

RANCHO BERNARDO

PUBLIC FACILITIES FINANCING PLAN

CITY OF SAN DIEGO

ENGINEERING & DEVELOPMENT

APRIL, 1990

(REVISED MAY, 1990)

RESOLUTION NUMBER R-276010

Adopted on June 26, 1990

BE IT RESOLVED, by the Council of The City of San Diego, that the City of San Diego, that the City Council hereby adopts the Public Facilities Financing Plan for Rancho Bernardo Community Planning area, copy of the financing plan is on file in the office of the City Clerk as Document No. RR-276010.

APPROVED: John W. Witt, City Attorney

By

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Deputy City Attorney

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SUMMARY

SCOPE OF REPORT

This report covers the overall financing plan for the remaining public facilities required in the Rancho Bernardo Community over the next ten years. Needs are established in relation to population thresholds or as increased traffic warrants additional facilities.

Included are (a) a development forecast and analysis, (b) cost and timing estimates for the needed capital facilities and, (c) an analysis of the proposed and recommended methods of financing.

AVCO SETTLEMENT

The City of San Diego and AVCO have in effect a court settlement that has a substantial impact on this Financing Plan. Under terms of this settlement, among other things, the City cannot increase any fees on the 850-unit Vista del Lago project above the level that existed in April, 1988. This has a direct effect on the funding for the remaining facilities required for the completion of the Community Park.

AUTHORITY

The PROGRESS GUIDE AND GENERAL PLAN for the City of San Diego, adopted by the City Council on February 26, 1979, sets forth guidelines for future development and planned growth. The plan designates the Rancho Bernardo area as a Planned Urbanizing Area, and suggests that the needed community facilities be financed by special assessment districts, impact fees, developer contributions, and the City's General Fund.

This report is a FINANCING PLAN which has been prepared in conformance with the requirements as set forth in the City of San Diego Council Policy 600-28, titled "Requirements for Development Approval in Planned Urbanizing Areas." This policy states that a community facilities financing program setting up the methods and sources, when identified, of financing for all the necessary improvements within a community, should be adopted by the City Council.

DEVELOPMENT FORECAST AND ANALYSIS

Rancho Bernardo is currently about 95% built-out. There are approximately 1000 residential units, 160 industrial acres, and virtually no commercial property (with the possible exception of the redevelopment of the Allstate site) left to be developed in the Rancho Bernardo Community. It is estimated that this development will be completed within the next ten years.

PUBLIC FACILITIES FINANCING PLAN

The financing plan for needed public facilities in the Rancho Bernardo Community consists of a list of existing public facilities, a description and list of future public facility needs, a method of financing, if known, a Capital Improvement Program and a cash-flow analysis.

This financing plan implements the planning which has gone into the Rancho Bernardo Community Plan and supports the overall concepts of the City of San Diego Progress Guide and General Plan.

EXISTING PUBLIC FACILITIES

Since 1962, the Rancho Bernardo Community has grown to a population of about 39,000. The existing public facilities consist of a street circulation system necessary for transportation needs, a 3,000 square-foot fire station, an 8,000 square-foot branch library. A community park in the northwest quadrant of the community currently serves Rancho Bernardo. Ballfields, a comfort station, and Joslyn Senior Citizens Center have already been constructed. A recreation center and a swimming pool are still needed to complete the community park.

Library Facility

Library services in Rancho Bernardo are presently provided by the 8,000 square foot Rancho Bernardo Community Library located in the area west of Bernardo Center Drive. This facility is not adequate to serve this community of 41,200. The community supports a larger facility. A minimum 15,000 square foot facility is needed.

Fire Station

Fire Station No. 33, located at 16966 Bernardo Center Drive, provides fire protection for the Rancho Bernardo Community. It is staffed with four firefighters, Medevac 33 (staffed with two paramedics), and brush-fire apparatus used for wildland firefighting.

Additional fire protection facilities within the community Planning area are not anticipated.

FUTURE PUBLIC FACILITY NEEDS

Future Public Facility Needs

Additional public facilities required for transportation and parks and recreation are more fully described in Table 1 and in the following Capital Improvements Program project sheets. The table and following sheets have been revised to reflect project implementation that has taken place since the 1983 report was adopted and reflect current estimated development schedules.